

Calgary Planning Commission Report to
Public Hearing Meeting of Council
2018 July 23

ISC: UNRESTRICTED
CPC2018-0672
Page 1 of 6

**Land Use Amendment in Springbank Hill (Ward 6) at 34 Elveden Drive SW,
LOC2018-0077, Bylaw 207D2018**

EXECUTIVE SUMMARY

This application was submitted on 2018 April 09 by Urban Devpro on behalf of the landowners Mobin and Uzma Muhammad. It proposes to change the designation of this property from a Direct Control District (Bylaw 12Z96) to the Residential – One Dwelling (R-1s) District to accommodate an addition to the existing front attached garage and allow for:

- a reduced front setback of 3.0 metres and side setback of 1.2 metres (a decrease from the current DC setbacks of 7.5 metres);
- a maximum building height of 12 metres (an increase from the current maximum of 10 metres); and
- the uses listed in the proposed R-1s designation.

The proposal aligns with the *Springbank Hill Area Structure Plan* and applicable policies of the *Municipal Development Plan*.

ADMINISTRATION RECOMMENDATION:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.30 hectares ± (0.73 acres ±) located at 34 Elveden Drive SW (Plan 9812492, Block 2, Lot 19) from Direct Control District to Residential – One Dwelling (R-1s) District; and
2. Give three readings to the proposed bylaw.

Moved by: M. Foht

Carried: 7 – 0

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION, DATED 2018 JUNE 14:

That Council hold a Public Hearing on Bylaw 207D2018; and

1. **ADOPT** the proposed redesignation of 0.30 hectares ± (0.73 acres ±) located at 34 Elveden Drive SW (Plan 9812492, Block 2, Lot 19) from Direct Control District to Residential – One Dwelling (R-1s) District, in accordance with Administration's recommendation; and
2. Give three readings to the proposed Bylaw 207D2018.

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**ISC: UNRESTRICTED
CPC2018-0672
Page 2 of 6**

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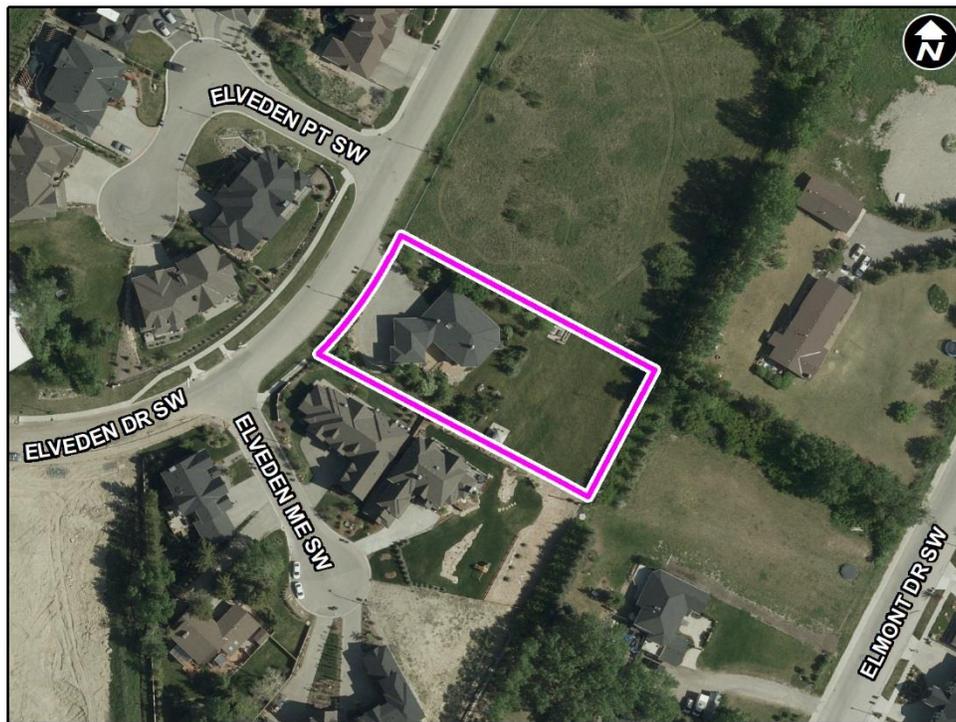
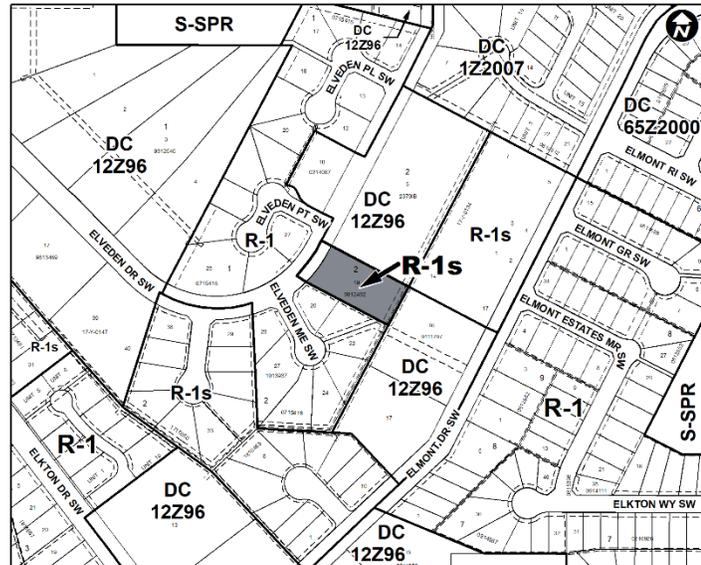
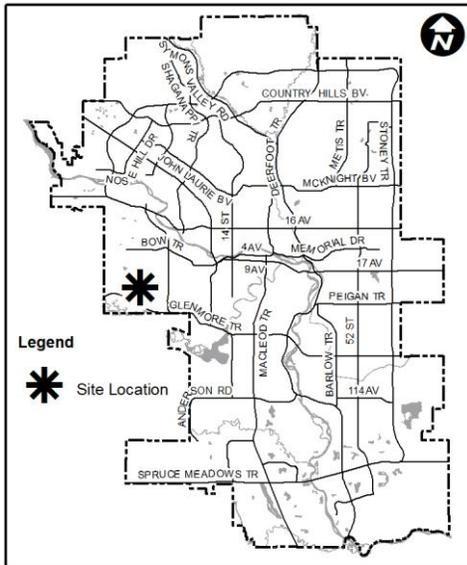
PREVIOUS COUNCIL DIRECTION / POLICY

On 2018 March 12, Council reinstated the fees associated with land use amendments to R-C1s, R-1s and R-C1Ls, but will continue to exempt fees for development permits for both Secondary Suites and Backyard Suites until 2020 June 01. This will encourage the development of legal and safe suites throughout the city over the next 2 years.

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BACKGROUND

Location Maps



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Site Context

The subject site is located in the community of Springbank Hill along Elveden Drive SW east of Elveden Mews SW. Surrounding development is a mixture of large-lot rural acreages and single detached housing. Predominant land use designations in the area are R-1, R-1s, and the existing Direct Control District (Bylaw 12Z96).

The site is approximately 0.29 hectares in size with dimensions of 38 metres wide by 75 metres deep. The laneless parcel is currently developed with a single detached dwelling featuring an attached front garage.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The proposed district would allow for an addition to the existing garage that is prevented by the current land use designation. The proposal generally meets the objectives of applicable policies as discussed in the Strategic Alignment section of this report.

Land Use

The existing Direct Control District (Bylaw 12Z96) requires a minimum setback of 7.5 metres from all property lines and limits building height to 10 metres. This DC district was applied to the subject parcel when these lands were annexed into the city.

The proposed Residential – One Dwelling (R-1s) District is a low-density residential designation that is primarily for two to three-storey (12 metres maximum) single detached housing in developing areas. The minimum front yard setback is 3.0 metres for a laneless parcel; the minimum side setback is 1.2 metres. Secondary Suite and Backyard Suite are listed as permitted and discretionary uses respectively.

The R-1s District front and side setback regulations can accommodate the applicant's intended front garage addition without fundamentally altering the character of the street.

Infrastructure

Transportation Networks

The subject site is located approximately 450 metres from bus stops along 77 Street SW, where Route 454 provides service between the Westhills Towne Centre and 69 Street LRT Station. Vehicular and pedestrian access is provided from Elveden Drive SW. A traffic impact assessment was not required as part of this application.

Utilities and Servicing

The subject site is currently serviced by private utilities. Any future development is subject to the terms of Deferred Services Agreement Registered Plan 981227106.

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Stakeholder Engagement

In keeping with Administration's standard practices, this application was circulated to relevant stakeholders and notice posted on-site. Notification letters were sent to adjacent land owners and the application was advertised online.

Following Calgary Planning Commission, notifications for Public Hearing of Council will be posted on-site and mailed out to adjacent land owners. In addition, Commission's recommendation, the date of the Public Hearing will be advertised.

The Springbank Hill Community Association was circulated and provided no comment. One letter of objection was received from the neighbouring property to the west, citing concerns over property devaluation caused by loss of views to the northeast. Administration notes that the loss of view is not sufficient justification to recommend refusal of this application.

Strategic Alignment

South Saskatchewan Regional Plan (Statutory – 2014)

The site is located within the City, Town area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan* (SSRP). While the SSRP makes no specific reference to this site, the proposal is consistent with policies on Land Use Patterns.

Municipal Development Plan (Statutory – 2009)

The subject parcel is located within the Residential – Developing – Planned Greenfield with Area Structure Plan (ASP) area as identified on Map 1: Land Use Concept in the *Municipal Development Plan* (MDP). The MDP yields direction in this area to the ASP.

Springbank Hill Area Structure Plan (Statutory – 2017)

The subject site is located within the Standard Suburban area as identified on Map 2: Land Use Concept of the ASP. Policies for this area require development to be single detached and semi-detached housing between 7 and 17 units per gross developable hectare. The proposed land use district aligns with this policy document.

Social, Environmental, Economic (External)

There are no broad social, environmental, or external economic implications from the proposed redesignation.

Calgary Planning Commission Report to
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Page 6 of 6

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Financial Capacity

Current and Future Operating Budget:

There are no known impacts to current or future operating budgets at this time.

Current and Future Capital Budget:

The proposed amendment does not trigger capital infrastructure investment and therefore there are no growth management concerns at this time.

Risk Assessment

There are no significant risks associated with this proposal.

REASON(S) FOR RECOMMENDATION(S):

The proposal conforms to the *Springbank Hill Area Structure Plan* and allows the property owner to expand their garage with no impact to the neighbouring properties. The proposed R-1s District is intended for low-density single detached development and aligns with the existing built form of the community.

ATTACHMENTS

1. Applicant's Submission
2. Proposed Site Plan
3. Proposed Bylaw 207D2018